



Marlborough House, Ford Lane, Henton, Nr Wells, BA5 1PD    £1,150,000 Freehold

COOPER  
AND  
TANNER



# Marlborough House

## Ford Lane, Henton, Nr Wells, BA5 1PS

 5  5  3 EPC D

£1,150,000 Freehold

### DESCRIPTION

A notably spacious and immaculately presented family home in the desirable village of Henton, set in beautifully landscaped grounds extending to circa 0.6 acre with the Mendip Hills as a backdrop. The property benefits from five bedrooms (one with dressing room and ensuite), generous living accommodation, double garage and gated gravel drive.

Upon entering the property is an impressive entrance hall with polished limestone floor, staircase with galleried landing, spacious understairs cupboard and cloakroom with WC and wash basin. Leading off the hall is the elegantly proportioned sitting room with high ceiling, triple aspect and attractive stone fireplace with open fire as the focal point. At the far end, French doors open into the conservatory. The conservatory is the perfect spot to sit and enjoy the wonderful views over the manicured gardens to the Mendip Hills in the distance. From the sitting room a door opens into a further reception room. This versatile room, with two windows to the front and solid wood floor, could be used as a snug, playroom or additional study. The study, with solid oak floors is a good size and has views over the gardens. The bright kitchen breakfast room, with door to the dining room, again benefits from polished limestone floor and features a range of bespoke solid oak cabinetry topped with dark granite worktops along with undermounted 1 1/2 bowl sink, two ovens, ceramic hob, integrated dishwasher and integrated undercounter fridge. A breakfast bar offers space to seat three to four people. To one side is a bespoke dresser, matching the kitchen cabinets and offering further storage. To the rear, with two windows looking out over the gardens, is ample space for a breakfast table to seat six people comfortably. Adjacent to the kitchen is the utility room with polished limestone

floors, door out to the rear patio and gardens beyond, along with additional cabinets, integrated fridge freezer, full height larder cupboard, stainless steel sink, internal door to the double garage and space and plumbing for both a washing machine and tumble dryer. The dining room, which can be accessed from both the kitchen and the entrance hall, has two large windows to the front, a coved ceiling and offers ample space for a dining table to seat eight to ten people.

Stairs rise to the first floor with a large galleried landing and window to the front, allowing plenty of natural light and offering views over the front garden. Leading directly from the landing are five bedrooms and the family bathroom. The principal suite has a bright and generous bedroom with two windows offering views over the rear garden, steps lead down to a dressing room with Velux window and space for both wardrobes and chests of drawers. From the dressing room is the well-appointed ensuite bathroom with large walk-in shower with jet function, freestanding roll top bath, WC, twin wash basins mounted on granite with storage beneath and illuminated mirror. To the rear is a further spacious double bedroom with dual aspect and plenty of space for bedroom furniture. A third double bedroom again benefits from views with the Mendip Hills in the distance. The spacious family bathroom has travertine tiling and comprises; large walk-in shower, bath, twin pedestal basins, WC and a window to the side. Two further bedrooms, both with windows to the front, are double in size and enjoy a sunny southerly aspect over the front gardens. A fully tiled shower room completes the first floor and comprises; Walk-in shower enclosure with Mira electric shower, WC, wash basin and window to the side.









## OUTSIDE

To the front of the property, wrought iron gates lead to the gravel drive which offers parking for several cars and leads to the double garage which has two sets of wooden double doors, power, lighting and houses the oil-fired boiler. The front garden has attractive borders of flowering plants, mature trees, shrubs, an area of lawn and path, with box hedging to one side, leading to the front door and the rear gardens.

To the rear of the house is a large patio area, ideal for outside dining and entertaining. The generous garden, extending to circa. 0.6 acres is fully enclosed by mature hedges and is divided into different areas.

Beyond the patio is a large expanse of lawn with borders of shrubs, espalier planting and divided by a mature hedge with central path leading through to the lavender garden. This pretty section of the garden features an array of curved pathways, all bordered by lavender and leading to areas of lawn planted with mature fruit trees, including, pear, plum, apple and cherry along with flower beds planted with a selection of roses. From the lavender garden is a large, curved patio, ideal for garden furniture. From here, two slopes lead down to another large area of lawn with a graceful weeping willow as the focal point.

## LOCATION

The village of Henton lies conveniently situated between the cathedral city of Wells and the picturesque and popular village of Wedmore.

The City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors and several churches.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

## VIEWING

Viewing is strictly by appointment with Cooper and Tanner.  
Tel: 01749 676524

## DIRECTIONS

From Wells take the B3139 (Wells Road) towards Wedmore. Continue through the villages of Wookey and Worth to Henton. Upon entering Henton continue for approx. 200 metres and take the first right onto Ford Lane. The property can be found on the left-hand side after approx. 60m.

REF:WELJAT02072024



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** G

**Heating:** Oil fired central heating

**Services:** Mains drainage, mains water & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- Wookey (Primary)
- Wedmore (Primary)
- Wells (Secondary)

# Marlborough House, Henton, Wells, BA5

Approximate Area = 2922 sq ft / 271.4 sq m  
 Garage = 324 sq ft / 30.1 sq m  
 Total = 3246 sq ft / 301.5 sq m  
 For identification only - Not to scale



**RICS**  
 Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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